

AMENDING OFFICIAL ZONING MAP

**NORTH SIDE OF TOWER ROAD BETWEEN MUIRS CHAPEL ROAD AND
MONTPELIER DRIVE**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – RM-5 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the northern right-of-way line of Tower Road, said point being a common corner with Lot 43, Block 4 of Guilford County Tax Map 338; thence N35°24'00"W 156.84 feet to a point; thence N44°17'00"E 98.90 feet to a point; thence N11°12'00"E 50.00 feet to a point; thence N21°56'00"W 167.00 feet to a point; thence S87°21'00"W 61.40 feet to a point; thence N02°58'00"W 589.98 feet to a point; thence S87°02'00"W 10.00 feet to a point; thence N02°58'00"W 223.00 feet to a point; thence S87°02'00"W 209.22 feet to a point; thence S07°55'58"E 1292.00 feet to a point; thence N75°35'15"E 109.55 feet to a point; thence N65°09'00"E 123.85 feet to the point and place of BEGINNING and containing 5.58 acres more or less.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – RM-5 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Townhomes designed for sale and related uses (e.g. homeowner amenities).
- 2) Townhomes will be constructed substantially of brick, masonry, wood and/or stone.
- 3) Access limited to one curb cut on Tower Road.
- 4) Townhomes shall be limited to one and a half stories in height.
- 5) Wherever a Type C planting yard rate is required, applicant shall install a Type B planting yard rate.
- 6) Maximum of 22 townhome units.
- 7) Each townhome will have a two-car attached garage.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on May 19, 2006.